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# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

June 5, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Request for Post Subdivision Modification for Village Garden North Subdivision (P-9185)

### SUMMARY

The applicant is requesting a Post Subdivision Modification in order to allow the development of a 224 lot subdivision in five phases.

### BACKGROUND INFORMATION

On December 16, 1980 the City Council approved an amendment to the Robla Community Plan, a rezoning, a subdivision modification, and a tentative map to divide 39+ acres into 224 lots for a single family, patio home and halfplex development. These entitlements and a special permit were also approved by the Planning Commission on November 13, 1980.

The project is proposed to be developed in five phases. The recreational area will be developed in conjunction with Phase I. Phase I also abuts public street frontage. The phasing consists of the following:

1. Phase I: 48 halfplexes, recreational area and standard street improvements along Sully Street and Main Avenue.
2. Phase II: 32 halfplexes
3. Phase III: 39 patio homes
4. Phase IV: 70 single family homes
5. Phase V: 30 patio homes

**APPROVED**  
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE  
CITY CLERK

Staff does not object to the post subdivision modification to develop the project in a phasing program.

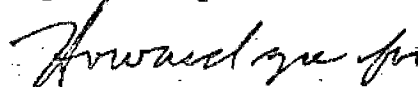
June 5, 1981

The applicant shall note that standard street improvements along Sully Street and Main Avenue will be required with the first phase.

RECOMMENDATION

Staff recommends that the City Council approve the post subdivision modification and adopt the attached resolution.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:WW:bw  
Attachments  
P-9185

June 9, 1981  
District No. 2

# RESOLUTION NO. 81-411

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUNE 9, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A POST SUBDIVISION MODIFICATION FOR A TENTATIVE MAP FOR VILLAGE GARDEN NORTH APN: 226-070-33 and 34 (P-9185)

WHEREAS, the Council of the City of Sacramento considered a request to develop the condominium project in five phases; and

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on June 9, 1981, hereby finds and determines as follows:

- a. That there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of the original lot layout;
- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
- d. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

That the post subdivision modification be approved as illustrated on Exhibit A and subject to the following condition:

**APPROVED**  
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE  
CITY CLERK

Standard street improvements along Sully Street and Main Avenue shall be required as part of Phase I development.

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MAYOR

ATTEST:

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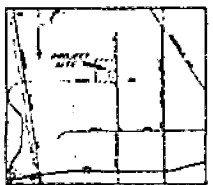
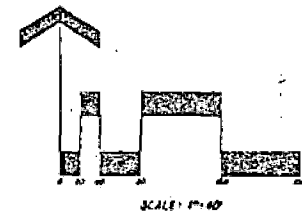
CITY CLERK

P-9185

TENTATIVE MAP  
**VILLAGE GARDEN  
 NORTH**  
 CITY OF SACRAMENTO CALIFORNIA  
 SEPTEMBER 1980

**GENERAL NOTES**

- 600± AC.
- 3900 AC.
- PRESENT USE  
VACANT
- PROPOSED USE  
TO SINGLE FAMILY LOTS  
60 RATIO HOME LOTS  
80 DUPLEX LOTS  
215 LOTS TOTAL
- PROPOSED DENSITY:  
582 CU/AC
- EXISTING ZONING  
A
- PROPOSED ZONING:  
R-1 & R-1.5
- LOT SIZES  
SINGLE FAMILY - 50'x100' MIN  
RATIO HOME - 45'x95' MIN (1200 SQ FT LOTS)  
DUPLEX - 40'x80' MIN
- PROPOSED IMPROVEMENTS:  
CITY OF SACRAMENTO  
PAVED STREET  
CITY OF SACRAMENTO  
SEWER DISPOSAL  
SACRAMENTO CO REGIONAL SANITATION DISTRICT  
DRAINAGE  
CITY OF SACRAMENTO  
FIRE PROTECTION  
CITY OF SACRAMENTO  
SCHOOL DISTRICT  
SACRAMENTO UNION UNIFIED SCHOOL DISTRICT  
RAIL DISTRICT  
CITY OF SACRAMENTO  
POWER & GAS UTILITIES  
SACRED & PG & E  
ASSESSOR'S PARCEL NUMBER:  
225-070-53
- DESCRIPTION:  
A PORTION OF THE EAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 5 - RANCHO DEL PADO (A.B.M.)
- ENGINEER:  
TERRA ENGINEERING  
516 BRIDGEWAY DRIVE  
SACRAMENTO, CALIF. 95825
- OWNER/DEVELOPER:  
SHUMA INVESTMENTS CORP  
701 WILSHIRE BLVD - STE 1450  
LOS ANGELES, CALIF. 90017



- SINGLE FAMILY LOTS
- RATIO HOME LOTS (1200 SQ FT LOTS)
- DUPLEX LOTS

**terra**  
 ENGINEERING  
 516 BRIDGEWAY DRIVE  
 SACRAMENTO, CALIF. 95825  
 PHONE (916) 475-4888

EXHIBIT "A" - 5-



2/1/80

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5. P-9379 Tentative Map to create office condominiums on .3+ acre in the C-3 Central Business District Zone.  
Location: 717 K Street  
(D1) FT
6. P-9388 Tentative Map to divide 8+ vacant acres into three parcels in the M-2 Heavy Industrial Zone.  
Location: Northeast corner of Dos Rios Avenue and North B Street. (D1) FT
7. P-9389 Tentative Map to divide 4+ acres into two parcels in the C-2 General Commercial Zone.  
Location: Northeast corner of Folsom Boulevard and Hornet Drive. (D6) FT
8. P-9185 Post Subdivision to allow phasing for Village Garden North Subdivision. Location: Northwest corner of Main Avenue and Sully Street. (D2)
9. P-8667 Time Extension for Tentative Map for Fuller Town Fourplex Subdivision. Location: Southwest of intersection of Glen-Ellen Circle and 24th Street. (D7)

jm

Attachments



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

May 19, 1981

### Owner of Property:

Shuwa Investments Corporation  
707 Wilshire Boulevard, Ste. 3450  
Los Angeles, CA 90017

On May 18, 1981, the following matter was filed with my office to set a hearing date before the City Council.

P-9185 Post Subdivision to allow phasing for Village Garden North Subdivision. Location: Northwest corner of Main Avenue and Sully Street. (D2)

The hearing has been set for June 9, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.


Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above listed property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday before meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT  
725 - J STREET  
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

  
Lorraine Magana  
City Clerk

LM:am

cc: Terra Engineering  
P-9185 Mailing List 18



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-6426

LORRAINE MAGANA  
CITY CLERK

May 19, 1981

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Shuwa Investments Corporation  
707 Wilshire Boulevard, Ste. 3450  
Los Angeles, CA 90017

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Sincerely,

  
Lorraine Magana  
City Clerk

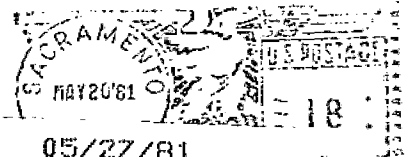
LM:am

cc: Terra Engineering  
P-9185 Mailing List 18





OFFICE OF THE CITY CLERK  
916 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 203 TELEPHONE (916) 449-6426



GDM 08X 09278941 05/27/81

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

NO OTHER ADDRESS

Gomez, Mario/Rene  
5008 Sully Street  
Sacramento, CA 95838

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
JUN 1 11 03 AM '81

NOTICE OF CITY COUNCIL HEARING

P-9185

P-Form not available for this item.

Owner: Shuwa Investments Corporation  
707 Wilshire Boulevard, Ste. 3450  
Los Angeles, CA 90017

Engineer: Terra Engineering  
936 Enterprise Drive  
Sacramento, CA 95825



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

June 11, 1981

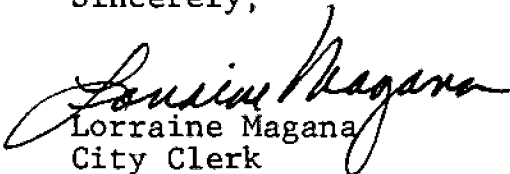
Shuwa Investments Corporation  
707 Wilshire Blvd, Suite 3450  
Los Angeles, CA 90017

Gentlemen:

On June 10, 1981, the City Council adopted Resolution 81-411 which adopted Findings of Fact and approved a Post Subdivision Modification to allow phasing for Village Garden North Subdivision located at the northwest corner of Main Avenue and Sully Street (P-9185).

Enclosed, for your records, is a copy of the above mentioned resolution.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/40  
Enclosure

cc: Terra Engineering  
Planning Department